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Vista Abode
sales & lettings



83 East Float Quay, Wirral, CH41 1DN
O.I.R.O £145,000

Vista Abode are delighted to bring to the market with no onward chain this immaculate two-bedroom apartment. East Float Quay is a Grade II listed former mill warehouse. Its location on the Dock Road in Birkenhead boasts stunning views of the River Mersey and beyond. This charming apartment benefits from spacious, modern accommodation, a parking bay, and lift access.

This property boasts a spacious layout with 1 reception room, perfect for entertaining guests or simply relaxing after a long day. In brief there is a large hallway, a large open plan living kitchen diner with modern fitted kitchen integrated appliances. Two double bedrooms, with fitted wardrobes en-suite shower room and a three-piece bathroom.

Situated in a prime location, this apartment provides easy access to local amenities, restaurants, and transportation links, making it ideal for those seeking a vibrant lifestyle with everything at their doorstep. Within easy reach of amenities in Birkenhead town center and Liscard, where there is an array of shops, bars and restaurants. This property has the added benefit of being a ten-minute drive to Liverpool City Center. Hamilton Square train station and the M53 motorway link are all within close proximity, making this apartment ideal for professionals.

Don't miss out on the opportunity to make this apartment your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.

Lease length: 150 years with 132 years left

Ground rent: £371.14 per year

Service charge: £593.45 per quarter

Reserve fund: £67.89 per quarter

LOUNGE/DINER/KITCHEN 29'2" x 14'9" (8.89m x 4.50m)

Modern white units, black worktops, electric hob/oven, extractor fan, sink, downlights and modern radiators.

BEDROOM 1 21'3" x 13'1" (6.5 x 4.0)

BEDROOM 2 14'1" x 10'2" (4.3 x 3.1)

BATHROOM 7'7" x 7'6" (2.32 x 2.30)

Bath, floating sink, and WC.

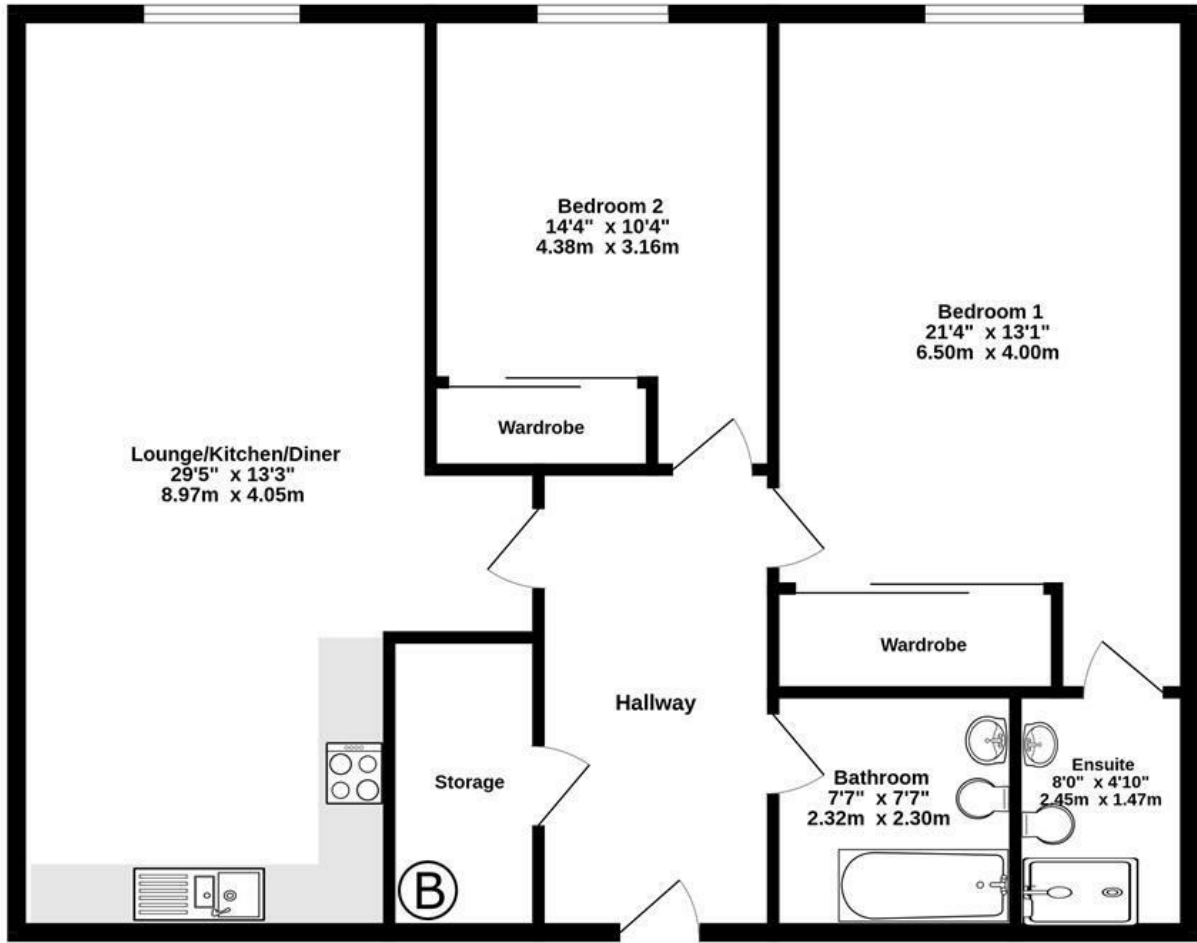
EN-SUITE 8'0" x 4'9" (2.45 x 1.47)

Sink, walk in shower, WC and towel radiator.





FOURTH FLOOR



EAST FLOAT QUAY, BIRKENHEAD

While every attempt is made to ensure the accuracy of this floorplan, measurements are approximate only and no responsibility is accepted by Metropix ©2023 in relation to any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	78	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		